

Application ref: 2024/2546/L  
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Date: 16 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Potter Raper Ltd  
Duncan House  
1A Burnhill Road  
Beckenham  
Bromley  
BR3 3LA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**9-15 Dombey Street**  
**London**  
**WC1N 3PB**

Proposal:

Replacement of pitched roof coverings with natural Welsh slates, replacement of flat roof coverings with felt, replacement of flat roof access structures with timber structures to each dwelling at 9-15 Dombey Street.

Drawing Nos:

10043-PR-BJH-XX-DR-B-PL201, 10043-PR-BJH-XX-DR-B-PL203, 10043-PR-BJH-XX-DR-B-PL301, 10043-PR-BJH-XX-DR-B-PL10, Location Plan, Design and Access and Heritage Statement Rev P3 (dated 20th June 2024), Pricing Document

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

10043-PR-BJH-XX-DR-B-PL201, 10043-PR-BJH-XX-DR-B-PL203, 10043-PR-BJH-XX-DR-B-PL301, 10043-PR-BJH-XX-DR-B-PL10, Location Plan, Design and Access and Heritage Statement Rev P3 (dated 20th June 2024), Pricing Document

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The application site consists of several Grade II listed terrace town houses at 9-15 Dombey Street. The site is within the Bloomsbury Conservation Area. The townhouses are currently being used as flats.

The proposal is for the replacement of the existing pitched roof coverings with natural Welsh slates, the replacement of flat roof coverings with felt, and the replacement of flat roof access structures with timber structures to each dwelling at 9-15 Dombey Street. The proposed works will largely be out of sight from the street. The replacement of the existing roof coverings with natural slates is considered an appropriate roofing material for a building of this age and style and will preserve the character of the buildings. The replacement of the flat roof coverings, a non original part of the building, is acceptable as the proposed felt is durable and is considered an improvement to the current material which is known to leak.

Although the replacement will raise the level of the flat area by 200mm (maximum 250mm) to accommodate insulation, this is acceptable as these sections are not visible as they are hidden by the pitched roofs. The flat roof access structures are also non-original, and although they are slightly taller than the main roof structure, they are largely shielded from view from the surrounding area as they are set back from the edges of the entrance. The heights of the replacement roof access structures will remain as existing and the proposed design is similar to the existing. This element is therefore considered acceptable.

Overall, it is considered that the proposed works will leave the appearance of the building largely unchanged and will not impact the significance of the listed buildings.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)


Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer